



A9

ADMINISTRATIVE REPORT

Report Date: October 14, 2009
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08377
VanRIMS No.: 08-2000-20
Meeting Date: November 3, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development : 1001 Canada Place

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 201 Burrard Street (1001 Canada Place being the application address) be approved generally as illustrated in the Development Application Number DE412140, prepared by Musson Cattell Mackey Partnership and stamped "Received, Community Service Group, Development Services, September 18, 2009", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of the site or adjacent properties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council Policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with the *Charter* requirements, this report seeks Council's approval for the form of development for this portion of the above-noted CD-1 zoned site.

BACKGROUND

At a Public Hearing on September 15, 1994, City Council approved a rezoning of this site from Central Waterfront District (CWD) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 7679 was enacted on November 26, 1996. Companion Guidelines [Burrard Landing (201 Burrard Street)] were also adopted by Council at that time.

At a subsequent Public Hearing on October 16, 2008, amendments to the CD-1 By-law were approved that allowed an extension to the zoning boundary beyond the current harbour headline for Sub-Area 2 to accommodate the development of a Marine Terminal (Sea Plane operations) and Marina in front of the Vancouver Convention and Exhibition Centre. Amending By-law No. 9752 was enacted on October 28, 2008.

The site is a water lot located between the existing cruise ship facility at Canada Place to the east, and Harbour Green Park to the west. The site and surrounding zoning are shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE412140. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the development of a Marine Terminal (floatplane operations) with associated docks, a Marina for 51 boats with associated docks and floats, a Retail/Service building (building A), a maintenance facility (building B), a Seaplane terminal building (building C), a marina office building (building D), and two public vertical circulation links providing access from the seawall level to the walkway/bikeway promenade and the public parking level of the Vancouver Convention and Exhibition Centre.

The applicant has responded to the conditions of approval established by the Development Permit Board and the proposed development has been assessed against the CD-1 By-law and Council-approved guidelines, and has been found to respond to the stated objectives.

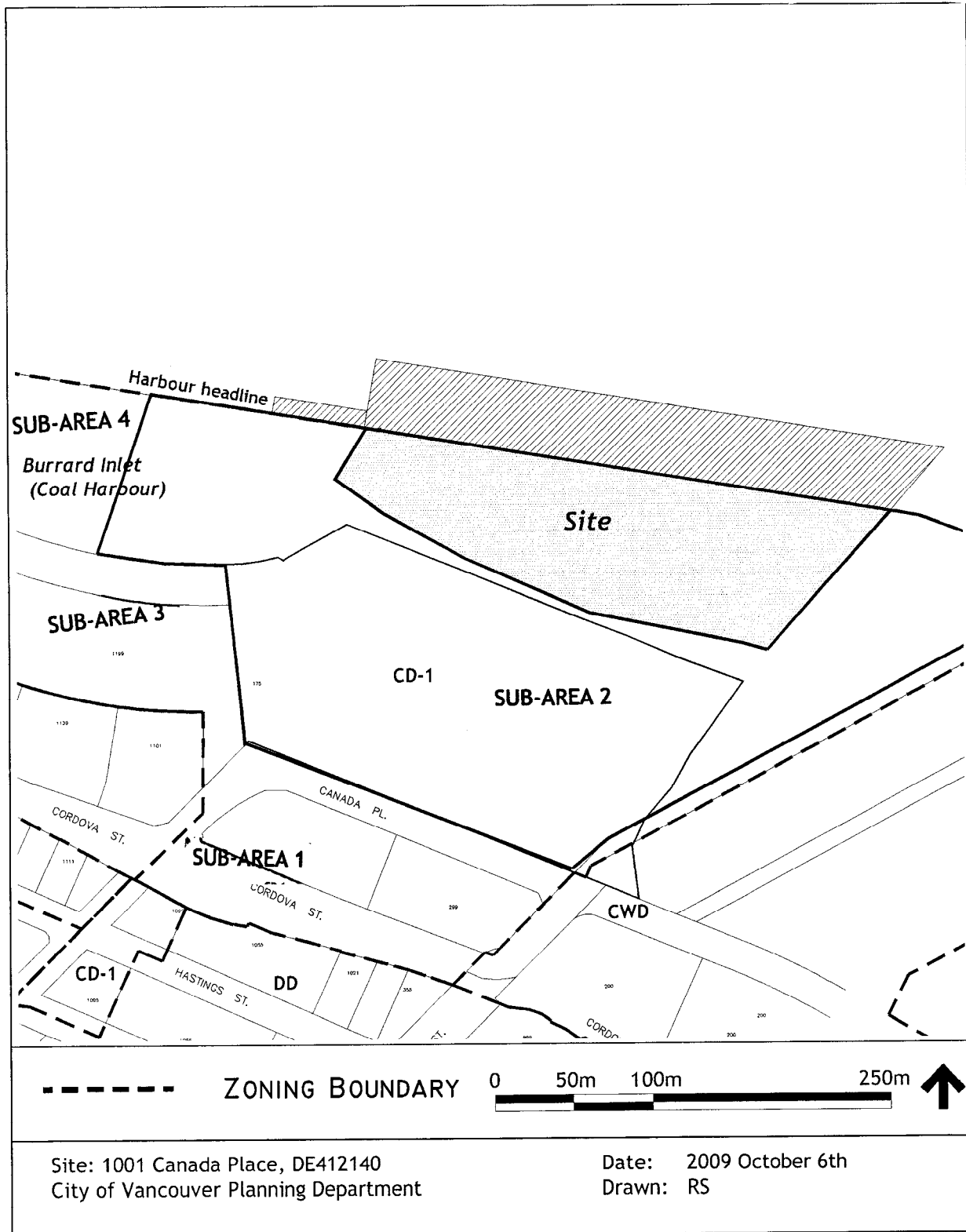
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

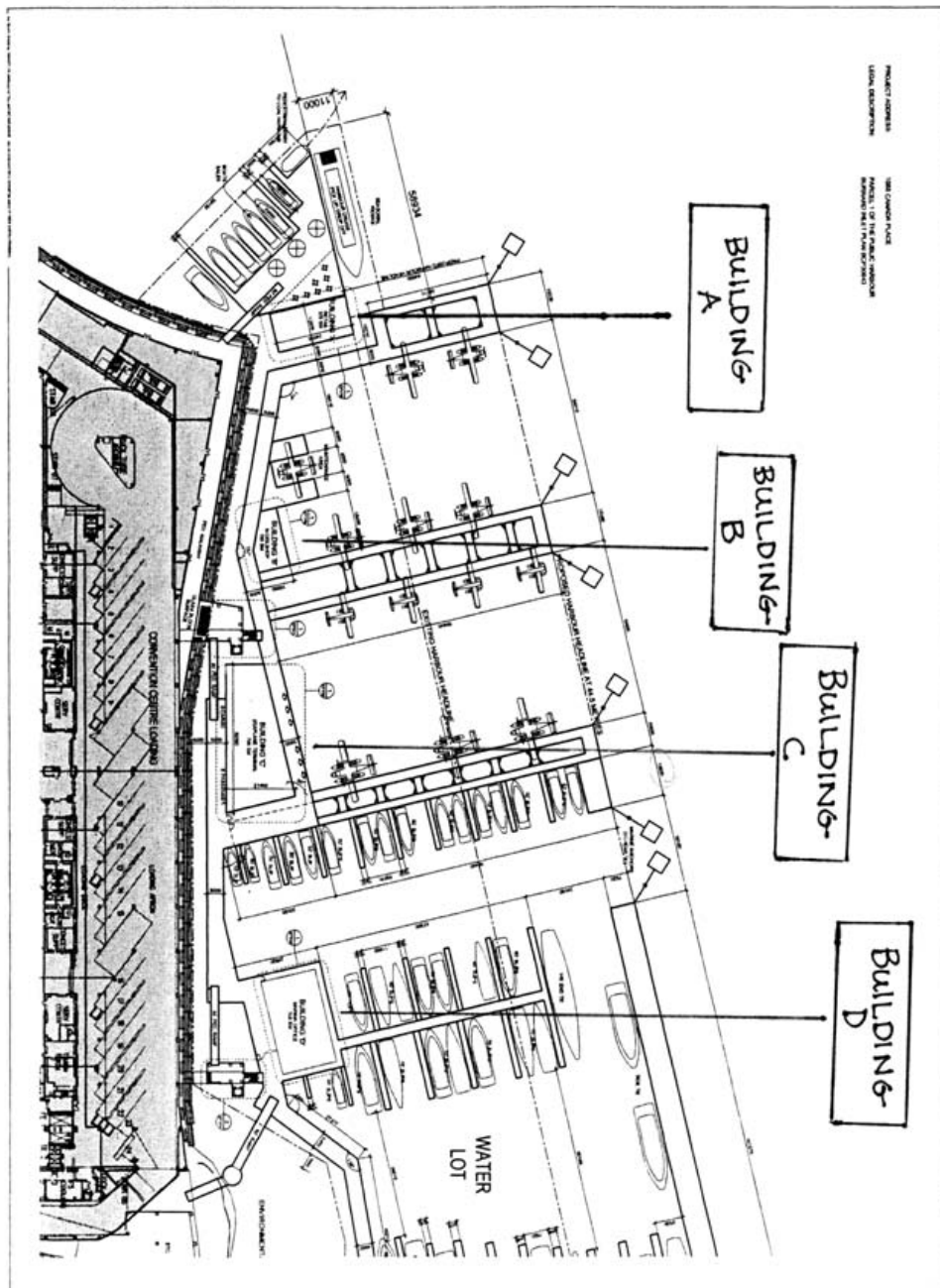
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Development Permit Board has approved Development Application Number DE412140 subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.





PROJECT NUMBER: 188
DATE: 11/11/2011
SCALE: 1/8" = 1'-0"

M C M

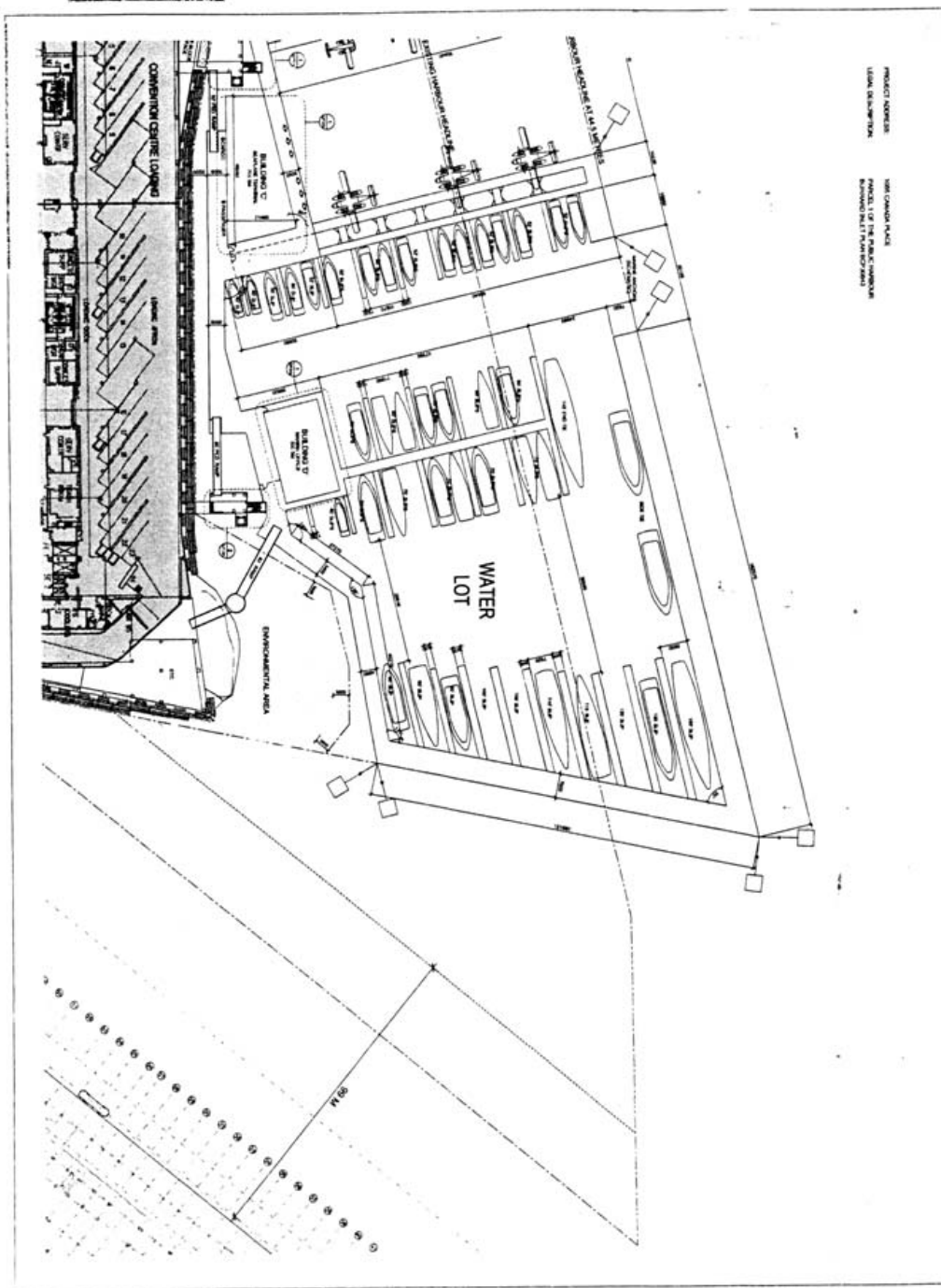


**MUSSON
CATTLE
PARKKEY
PARTNERSHIP**
GENERAL CONTRACTOR

**WCCEP
MASTERPLAN
WATERLOT**

**FLAOT PLANE (WEST)
SITE PLAN
EL. 3500**

SCALE: 1/8" = 1'-0"
DATE: 11/11/2011
DRAWN BY: MCM
CHECKED BY: MCM
PROJECT: DP101
SHEET: 1



PROJECT NUMBER: 1504-00000000
 CLIENT: MCM
 PROJECT NAME: MARINA (EAST)

DATE: 10/15/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SCALE: 1/8" = 1'-0"
 SHEET: DP102

PROJECT LOCATION: [Address]

DATE: 10/15/2014



**MUSSON
 CATTELL
 MACKEY
 PARTNERSHIP**

**VCCP
 MASTERPLAN
 WATERLOT**

**MARINA (EAST)
 SITE PLAN
 EL. 3500**

DATE: 10/15/2014

SCALE: 1/8" = 1'-0"

SHEET: DP102

PROJECT: MARINA (EAST)

CLIENT: MCM

DATE: 10/15/2014

SCALE: 1/8" = 1'-0"

SHEET: DP102

PROJECT: MARINA (EAST)

CLIENT: MCM

DATE: 10/15/2014

SCALE: 1/8" = 1'-0"

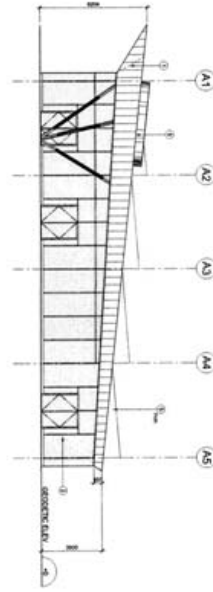
SHEET: DP102

PROJECT: MARINA (EAST)

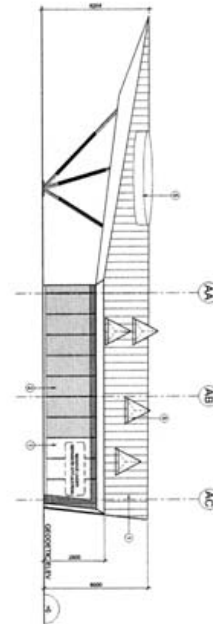
CLIENT: MCM

DATE: 10/15/2014

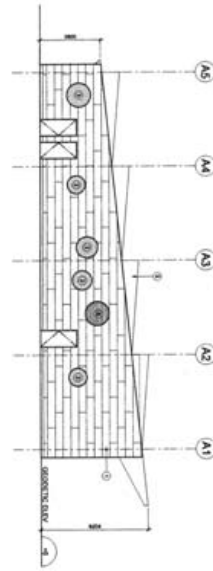
BUILDING A



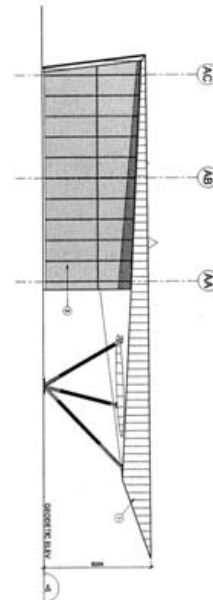
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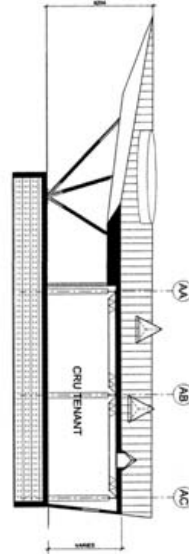
2. BUILDING A EAST ELEVATION



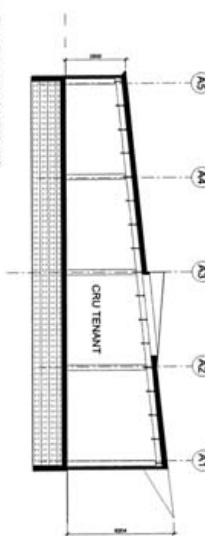
3. BUILDING A SOUTH ELEVATION



4. BUILDING A WEST ELEVATION



5. BUILDING A SECTION AA



6. BUILDING A SECTION BB

MATERIAL LIST

- 1. Aluminum extrusion
- 2. Cast-in-place concrete
- 3. Steel deck
- 4. Structural steel
- 5. Masonry
- 6. Glass
- 7. Insulation
- 8. Roofing
- 9. Siding
- 10. Finishes



1. 1/8" DIA. RIBBED STEEL
2. 1/2" DIA. RIBBED STEEL
3. 1/4" DIA. RIBBED STEEL
4. 1/2" DIA. RIBBED STEEL
5. 1/4" DIA. RIBBED STEEL
6. 1/2" DIA. RIBBED STEEL
7. 1/4" DIA. RIBBED STEEL
8. 1/2" DIA. RIBBED STEEL
9. 1/4" DIA. RIBBED STEEL
10. 1/2" DIA. RIBBED STEEL

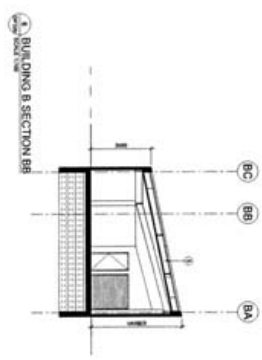
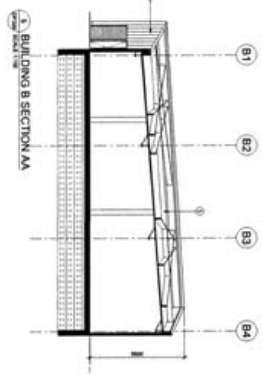
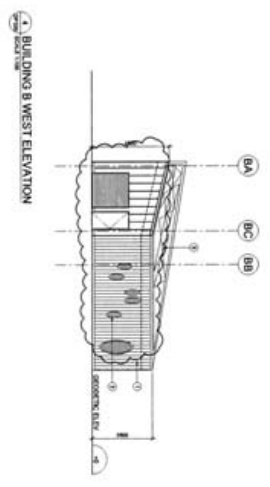
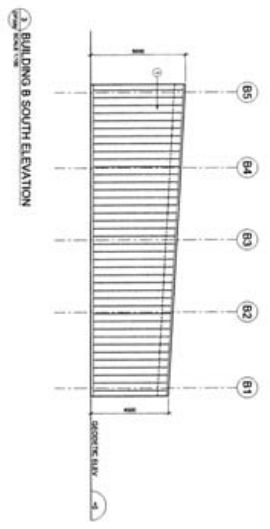
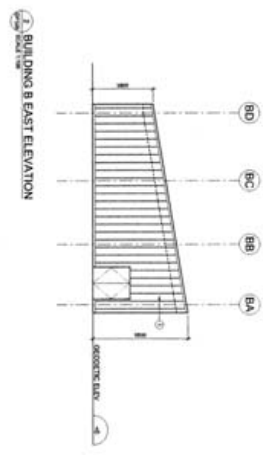
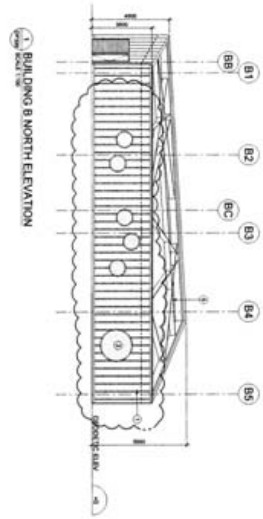
**MUSSON
CATTELL
MACKEY
PARTNERSHIP**
ARCHITECTS REGISTERED ARCHITECTS
1000 UNIVERSITY DRIVE
SUITE 1000
VANCOUVER, BC V6L 1A1
TEL: 604.681.1111
WWW.MCPARTNERSHIP.COM

**VCCBP
MASTERPLAN
WATERLOO**

**BUILDING A
COMMERCIAL
ELEVATIONS
AND SECTIONS**

SCALE: AS SHOWN
DATE: 04/20/20
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: WATERLOO
SHEET: DP310

BUILDING B



MATERIAL LIST

- 1. Gypsum Board
- 2. Acoustic Ceiling Tiles
- 3. Acoustic Wall Panels
- 4. Acoustic Baffles
- 5. Acoustic Blankets
- 6. Acoustic Curtains
- 7. Acoustic Mats
- 8. Acoustic Pads
- 9. Acoustic Screens
- 10. Acoustic Traps



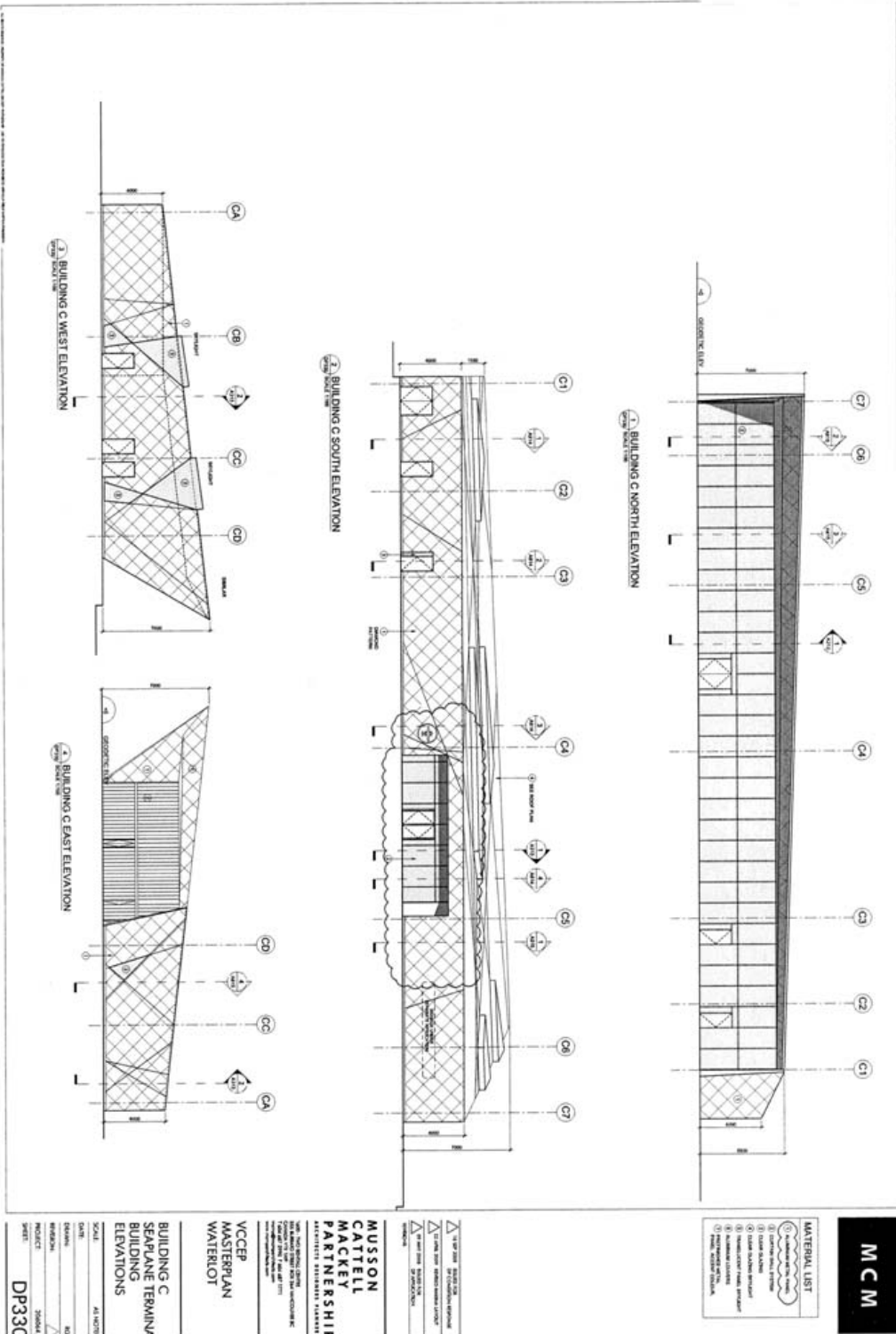
**MUSSON
CATELL
MACKEY
PARTNERSHIP**
ARCHITECTS REGISTERED ARCHITECTS

**VCCCP
MASTERPLAN
WATERLOO**

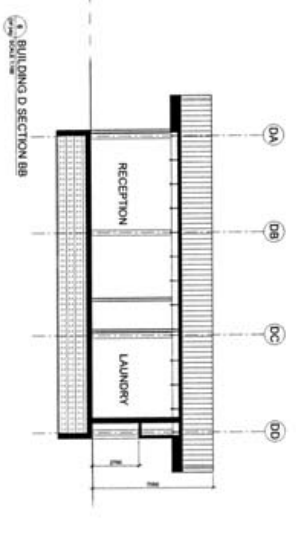
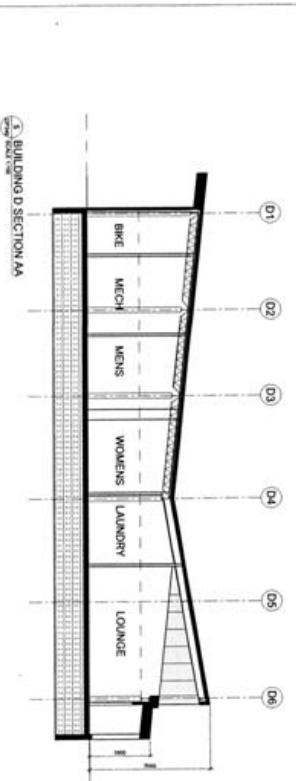
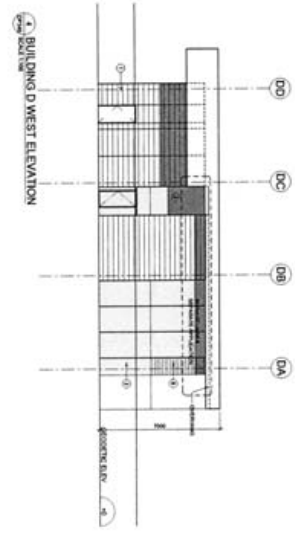
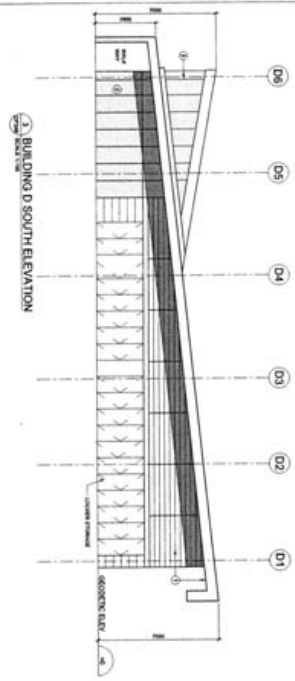
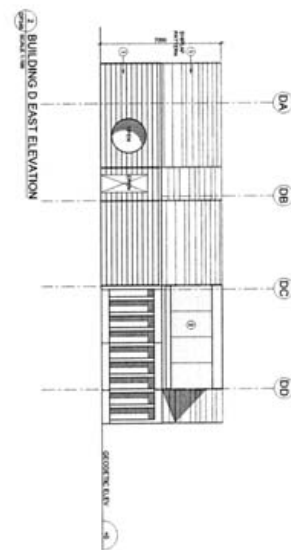
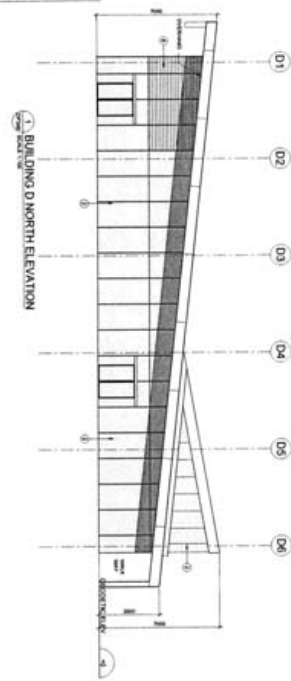
**BUILDING 'B'
MAINTENANCE
ELEVATIONS
AND SECTIONS**

SCALE: AS NOTED
DATE: _____
DRAWN: _____
CHECKED: _____
PROJECT: 200804.1
SHEET: **DP320**

BUILDING C



BUILDING D



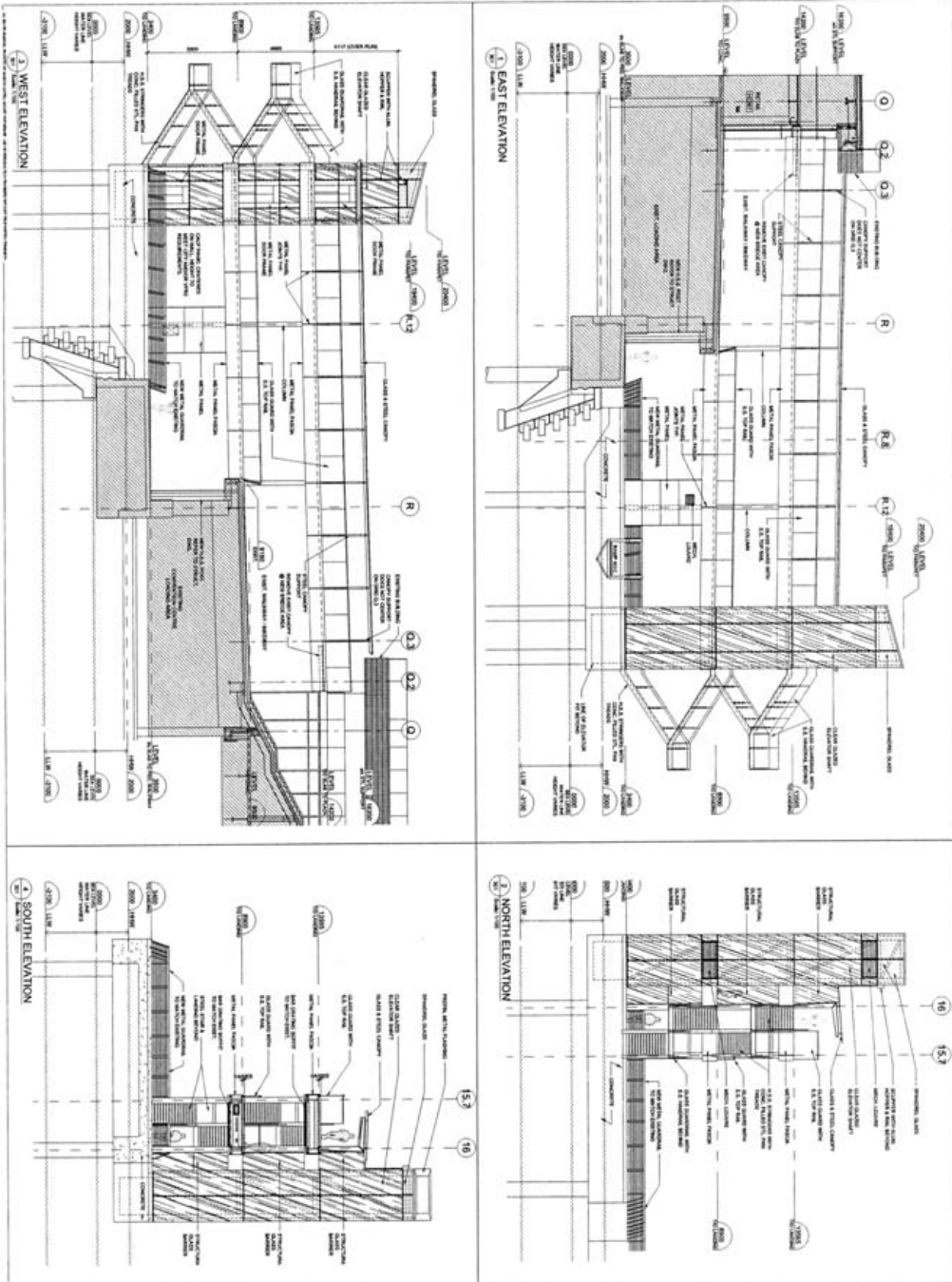
- MATERIAL LIST**
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 - ② CLADDING
 - ③ CLADDING
 - ④ CLADDING
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MUSSON
CATELL
MACKEY
PARTNERSHIP
 ARCHITECTS REGISTERED PLANNERS
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DP340

PUBLIC ACCESS / CIRCULATION LINKS



M C M

NOTE:
BRIDGE AND PLATFORM
UNDER SEPARATE
APPLICATION DE#12988

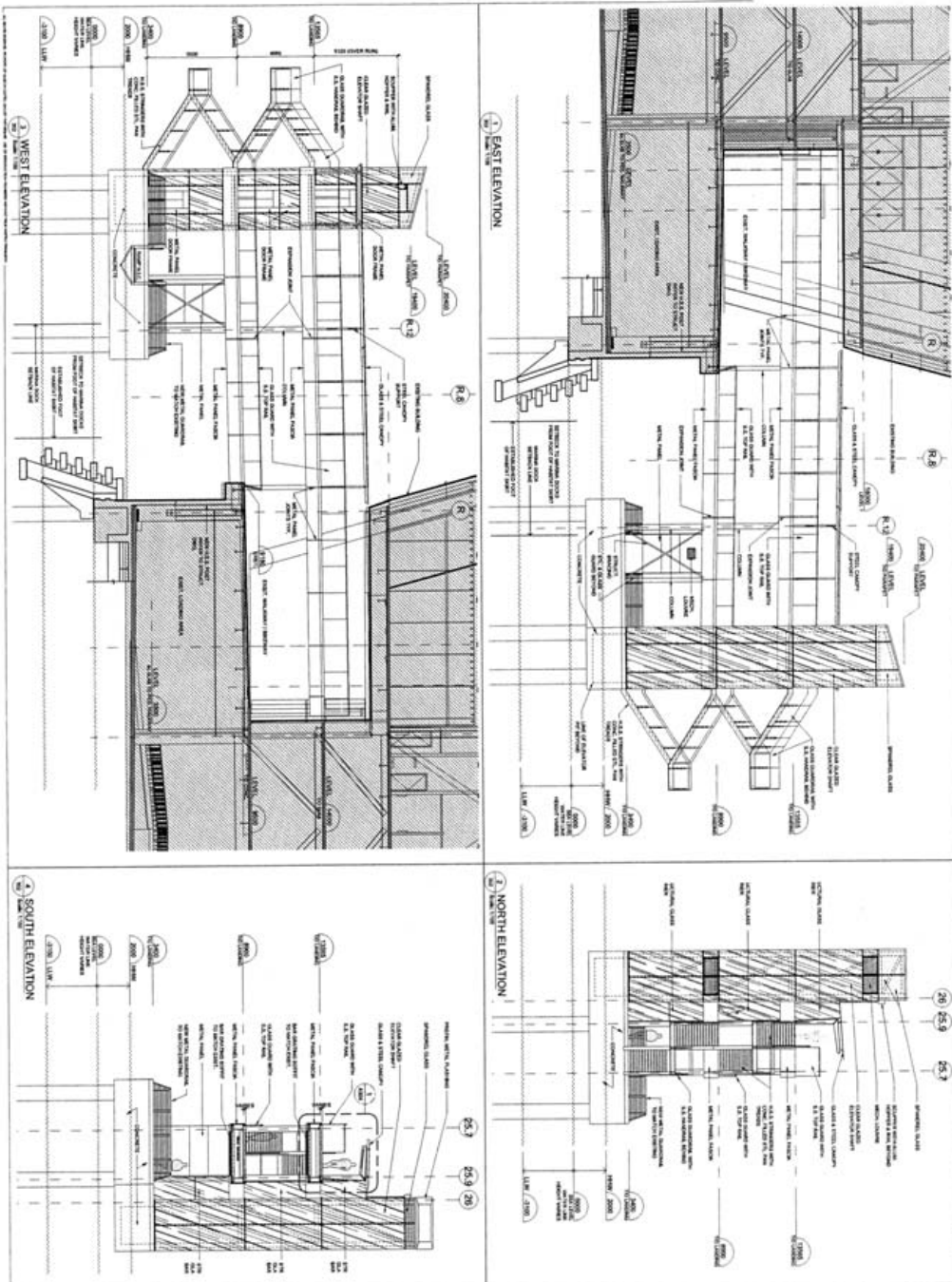
MUSSON
 CATTELL
 MACKEY
 PARTNERSHIP
 ARCHITECTS INTERIORS PLANNERS
 1000 WEST BROADWAY
 SUITE 2000
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.MCMUSON.COM

VICCP
 MASTERPLAN
 WATERLOO

STAR/ELEVATOR
 WEST TOWER
 ELEVATIONS
 (REFERENCE ONLY)

SCALE: 1/8" = 1'-0"
 DATE: 11/11/11
 DRAWN: M
 CHECKED: J
 PROJECT: 200611
 SHEET: DP301

Public Access / Circulation Links



NOTE:
BRIDGE AND PLATFORM
UNDER SEPARATE
APPLICATION IDENT#2888

1/4" = 1'-0" ARCHITECTURAL
 1/8" = 1'-0" STRUCTURAL
 1/16" = 1'-0" MECHANICAL/ELECTRICAL
 1/32" = 1'-0" PLUMBING
 1/64" = 1'-0" FINISH
 1/128" = 1'-0" LANDSCAPE
 1/256" = 1'-0" SITE
 1/512" = 1'-0" CONSTRUCTION
 1/1024" = 1'-0" UTILITIES
 1/2048" = 1'-0" ASBESTOS
 1/4096" = 1'-0" GEOTECHNICAL
 1/8192" = 1'-0" ENVIRONMENTAL
 1/16384" = 1'-0" HISTORICAL
 1/32768" = 1'-0" OTHER

MUSSON
 CATTLE
 MACKAY
 PARTNERSHIP
 ARCHITECTS
 1000 WEST BROADWAY
 SUITE 1000
 WASHINGTON, DC 20004
 TEL: 202-638-1111
 WWW.MCMARCHITECTS.COM

VCCP
 MASTERPLAN
 WATERLOO

STAIR/ELEVATOR
 EAST TOWER
 ELEVATIONS
 (REFERENCE ONLY)

SCALE: 1:200
 DATE: 11/11/11
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT: [REDACTED]
 SHEET: [REDACTED]

DP302